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**Flat 1, 4 Avenel Way, Poole,
Dorset, BH15 1EN**

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Leasehold Price £250,000

A well presented and immaculate 2 double bedroom, 2 bathroom, ground floor apartment with a wonderful southerly facing patio and set moments from Baiter Park and harbour. Offering an open plan lounge/kitchen/dining room, secure underground parking, good storage, secure entry phone system and a passenger lift to all floors including the car park. This apartment is set on the edge of the popular Poole Quarter development and is in arguably one of the best positions being just 250m walk from Baiter Park, 650m from Poole Park and approximately half a mile from both Poole Quay and Whitecliff Park. Bought off plan, from new, it is the first time the flat has been on the open market and the owner commented on how much she has enjoyed living there and the location being with everything on hand.

- Immaculate 2 double bedroom ground floor apartment
- Southerly facing patio
- En-suite shower room to the master bedroom and further bathroom
- Dual aspect open plan kitchen/dining/living room with integrated appliances to include oven, hob, extractor, dishwasher and space for fridge freezer. Portable island unit providing extra storage.
- Good size utility cupboard housing a washer/dryer
- Luxury new carpets fitted in the entrance hall and both bedrooms
- Pressurised hot water system
- Modern slimline electric heaters and radiators with individual thermostats and timers
- Secure entry phone system
- Passenger lift to all floors including the basement garage
- Secure underground car park with remote control gated entrance
- Double glazing with fitted window blinds
- Vacant and sold with no forward chain
- Good size parking bay (number 1)

The apartment is set in a quiet location but at the same time has everything on the doorstep in the town centre such as shops, restaurants, bars and walks along the harbour and around Poole Park. Poole Park is just 650 metres away and Poole Quay is less than ½ a mile away offering leisure boat cruises around the Purbecks and a wide range of cafés, bars and restaurants. Train station with routes to London Waterloo and National Express Coach Station with coaches to Heathrow and Gatwick are within half a mile, along with supermarkets and bus station.

LEASE: 125 years from January 2005

MAINTENANCE: £2635.42 per annum

GROUND RENT: Approximately £300 Per Annum – Doubling every 20 years. Terms & conditions of ground rents should be discussed with your solicitor

COUNCIL TAX BAND: C

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

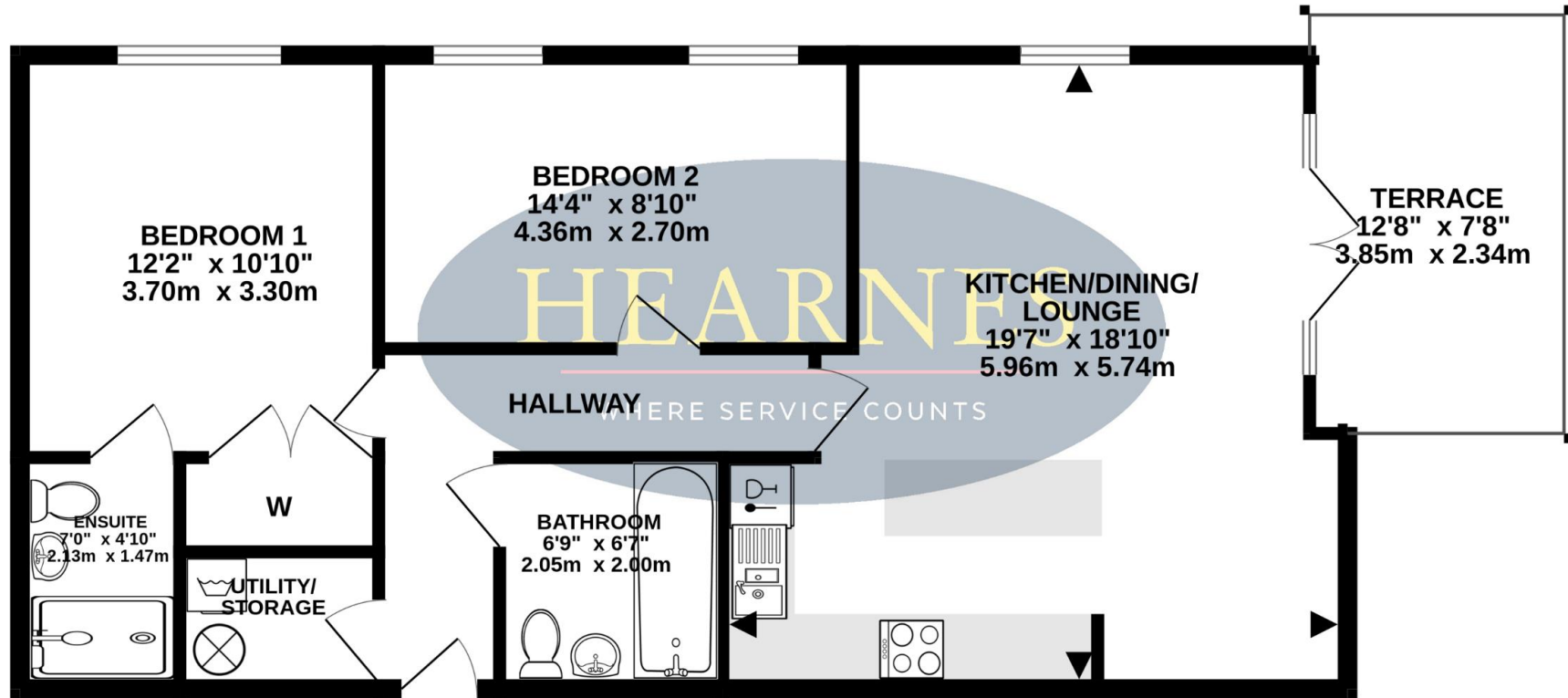




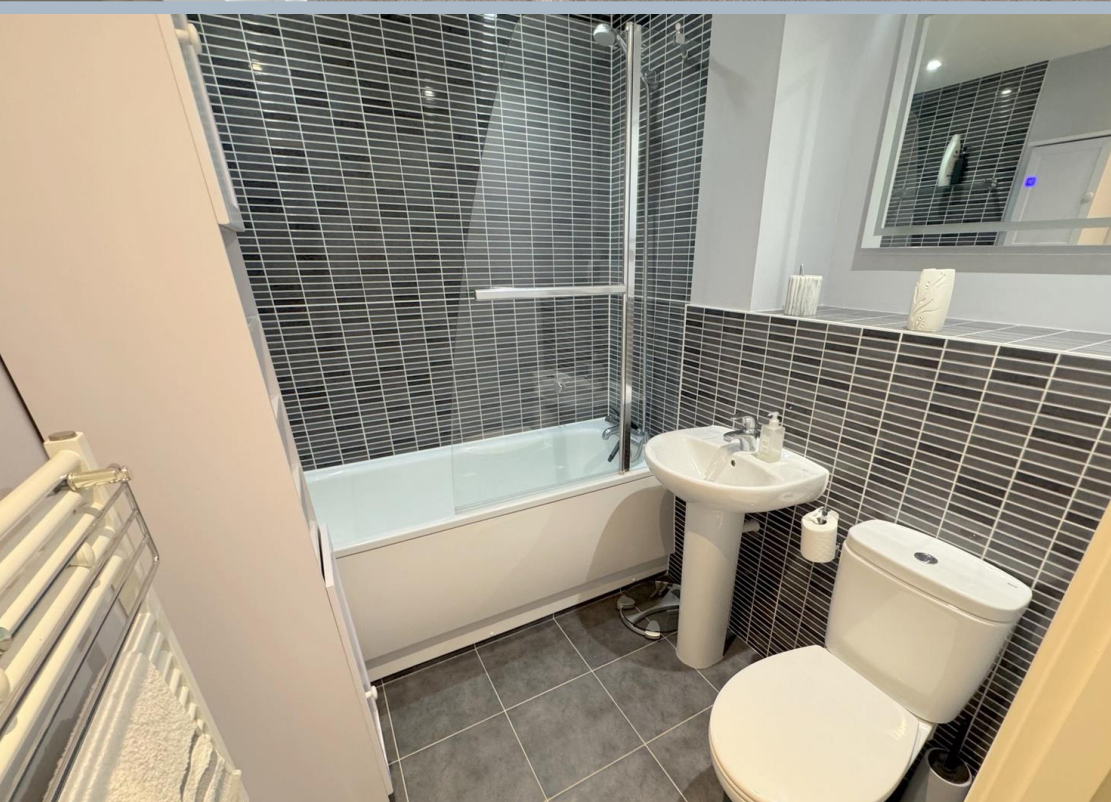
TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.





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